



Station Road, Penge

Offers In Excess Of £700,000



Property Summary

Propertyworld is pleased to offer this fabulous THREE BEDROOM, TWO BATHROOM townhouse with integrated GARAGE to the sales market. A rare opportunity, this fabulous house is spacious with lots of living space spread across three entire floors, flooded in natural light with a gorgeous rear garden and located on one of Penge's most popular roads. Sandwiched between Penge East and Penge West mainline stations, the house is perfect for commuting into town, as well as being a short walk from both the centre of Penge (with its array of shops, restaurants and amenities) and the award winning Crystal Palace Park.

The house includes: on the ground floor - there is a fabulous kitchen / diner with an extensive range of wall and base units, laminate floor, integrated spotlights, tiled splashback plus french doors leading to the private rear garden, the garden is hard landscaped and laid with large floor concrete floor tiles and a number of plants and shrubs to side, the large garage can be accessed via the entrance hall and houses the washing machine and boiler, on the first floor there one double bedroom with an en suite shower room plus the reception room to rear, the top floor houses two further DOUBLE bedrooms and a family bathroom with three piece suite and shower. This is a gorgeous house and a rare find. Townhouses offer versatile and practical accommodation throughout and this house is no exception. Ideal for families an couples seeking lots of space. Call Propertyworld on 0208 659 1005 to view.

Penge Sales
020 8659 1005
www.propertyworlduk.net

Property Summary

- Three bedroom house
- Two bathrooms
- Modern property
- Townhouse
- Integral GARAGE
- Fabulous location
- Spacious accommodation
- Nicely presented
- Flooded in light
- Fab kitchen / diner

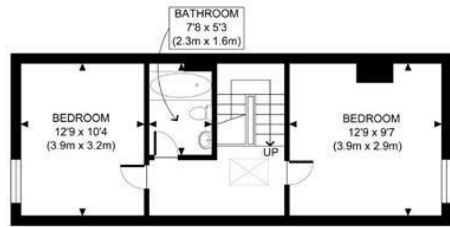
Our Vendor Loves...

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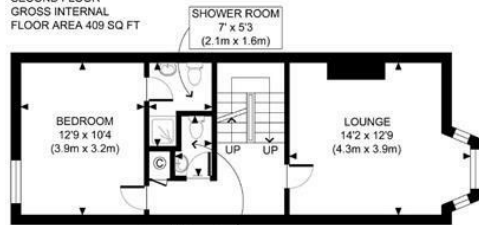
"I've had some of the happiest times of my life in this house: Sunday dinners with friends in the light and airy kitchen, evening drinks as the sun sets in the tranquility of the garden, and film nights in the comfy living room! I've had friends and family to stay. I've loved lunch and drinks in the Penge restaurants, and dinners and cinema trips just two stops away in gorgeous Beckenham. And with Crystal Palace park a 5 minute walk away exercise and fresh air is in abundance. And it's a real joy to be so close to the station: I can be in the heart of the capital in 20 minutes - straight into Victoria station and the incredible west end. I'll miss all that. And the neighbourhood, the neighbours, the local area, and the sheer proximity to all the amazing amenities. My next house has a lot to live up to! I hope you'll love it here as much as I have."







SECOND FLOOR
GROSS INTERNAL
FLOOR AREA 409 SQ FT



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 449 SQ FT



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA WITH GARAGE 441 SQ FT
FLOOR AREA WITHOUT GARAGE 277 SQ FT

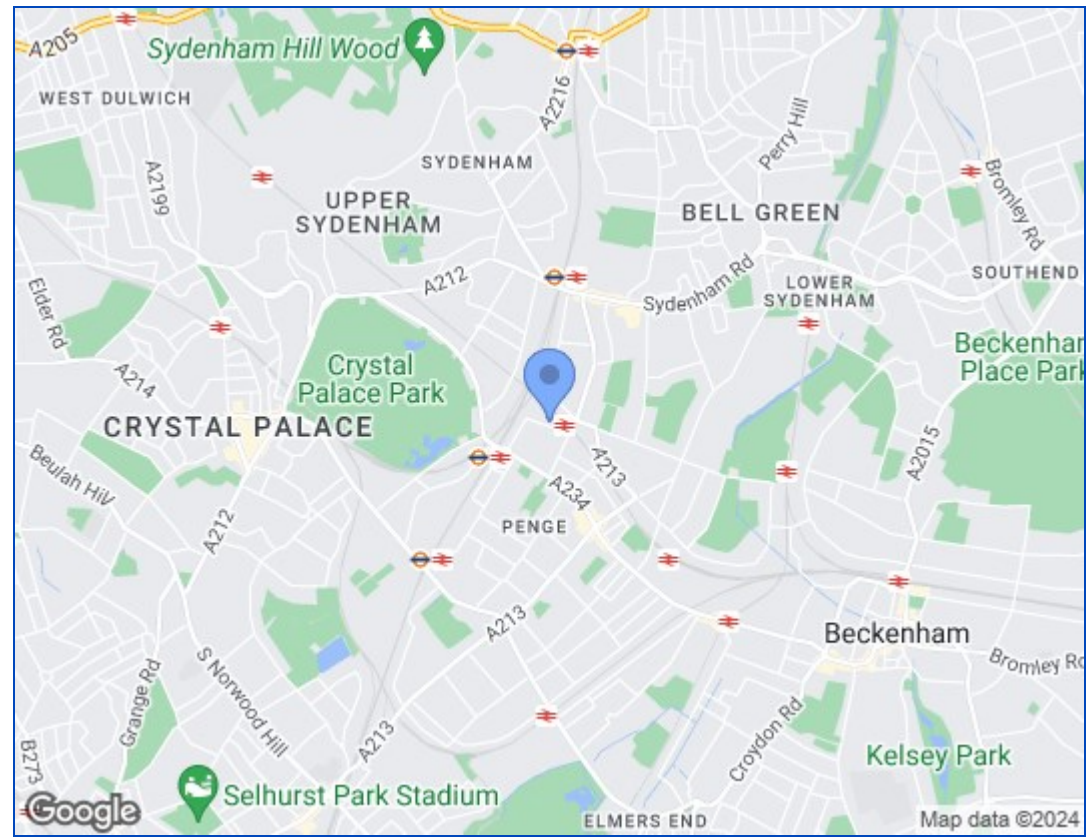
APPROX. GROSS INTERNAL FLOOR AREA WITH GARAGE 1299 SQ FT / 121 SQM
APPROX. GROSS INTERNAL FLOOR AREA WITHOUT GARAGE 1135 SQ FT / 105 SQM

Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation

Station Road

date 23/06/22

photoplan



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

